

**ZONING BOARD OF APPEALS
MEETING AGENDA**

**MONDAY, JULY 10, 2006
7:00 PM
TOWN HALL ANNEX
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #V200608—John & Jean Rourke for variances to the Ellington Zoning Regulations, Section 5.2—Area & Yard Requirements & Section 5.3g(1)(a)—Additional Yard Requirements: for a front yard setback (Route 30) from 60' to 2' for a 22' x 12' detached garage; for a front yard setback (West Shore Road) from 35' to 0.5' for a 22' x 12' detached garage; a front yard setback (Route 30) from 60' to 38' for a 10' x 6' addition; a front yard setback (West Shore Road) from 35' to 7.5' for a 10' x 6' addition; a front yard setback (Route 30) from 60' to 51.5' for a 4' x 11' addition; a front yard setback (West Shore Road) from 35' to 15' for a 4' x 11' addition; a rear yard setback from 10' to 6.5' for a deck staircase; and to increase building coverage to 21.2% on property located at 139 West Shore Road, APN 169-013-0000 in a LR Zone. (Continued from the 6/5/06 meeting)
2. #V200610—William Keohane for variances to the Ellington Zoning Regulations, Section 5.2—Area & Yard Requirements: for a front yard setback from 35' to 26'; side yard setbacks (north & south) from 10' to 0'; rear yard setback from 10' to 5.5'; and to increase building coverage to 31% for an addition including decks on property located at 42 Aborn Road, APN 149-091-0000 in an A Zone. (Continued from the 6/5/06 meeting)
3. #V200612—Bruce & Deborah Gordon for a variance to the Ellington Zoning Regulations, Section 7.4a(2)—Trailers: to allow a 32' camp trailer to be stored outdoors (maximum allowed 20') on property located at 8 Highland Oak Drive, APN 129-088-0065 in an A Zone.
4. #V200613—Daniel Eckels for variances to the Ellington Zoning Regulations, Section 5.2—Area & Yard Requirements & Section 5.3g1(c)—Additional Yard Requirements: for a front yard setback from 50' to 29' for a front porch and from 50' to 37' for a second floor addition on property located at 57 Shenipsit Street, APN 021-036-0000 in an A Zone.

5. #V200614—Rodger & Susan Hosig for variances to the Ellington Zoning Regulations, Section 5.2—Area & Yard Requirements: for a front yard setback from 35' to 4', for a side yard setback from 10' to 3' and building coverage from 20% to 31.6% for construction of a house on property located at 4 Lake Lane, APN 149-056-0000 in a LR Zone.
6. #V200615—Rick & Daryl DeCarli for a variance to the Ellington Zoning Regulations, Section 5.2—Area & Yard Requirements: for building height from 38' to 57' for an indoor riding arena on property located on Sadds Mill Road, APN 100-008-0000 in an I Zone.

IV. UNFINISHED BUSINESS: NONE

V. NEW BUSINESS: NONE

VI. ADMINISTRATIVE BUSINESS:

1. Receipt of #V200616—Gene & Sue Sheehan for a variance request for side yard setback for a shed at 75 Muddy Brook Road.
2. Approval of the June 5, 2006 Meeting Minutes
3. Correspondence:
 - a. Notice of Violation to Shamrock Capital Investments Ltd. Partnership/Alan Friedman from Lisa Houlihan dated 6/2/06 (85 West Road)
 - b. Notice of Violation to Great March, LLC/Limberger Trailer Sales from Lisa Houlihan dated 6/6/06 (322 & 324 Somers Road)
 - c. Letter to Robert & LeAnn Sanville from Lisa Houlihan dated 6/6/06 (104 Webster Road)

VII. ADJOURNMENT: